





ST38 Mallard Lake, Cirencester, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 5UQ or call the office at any time for detailed directions from your location.

SUMMARY

Occupying an enviable lakeside position is this beautiful holiday home with accommodation which includes three bedrooms, shower room and ensuite wc, kitchen/dining room, and living room with double doors leading out to the decking overlooking the lake. It is located on the popular Cotswold Hoburne development and as such has a full range of leisure facilities on site and beyond.

PROPERTY

This attractive holiday home is accessed into the kitchen/dining room. This is well equipped with plenty of storage space and appliances, as well as the built in dining table. It is open to the living room which has a feature fireplace and furniture which includes a sofa bed, as well as double doors to the extended decking area with stunning lakeside views.

An inner hall leads through to the three bedrooms and shower room which is fitted with a suite comprising shower, wc, and wash basin. The bedrooms all provide built in storage whilst the master bedroom also benefits from an ensuite with wc and wash basin.

GARDENS

The property benefits from an extended area of decking which enjoys fabulous lake views. There is nearby parking and it also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy.



LOCATION

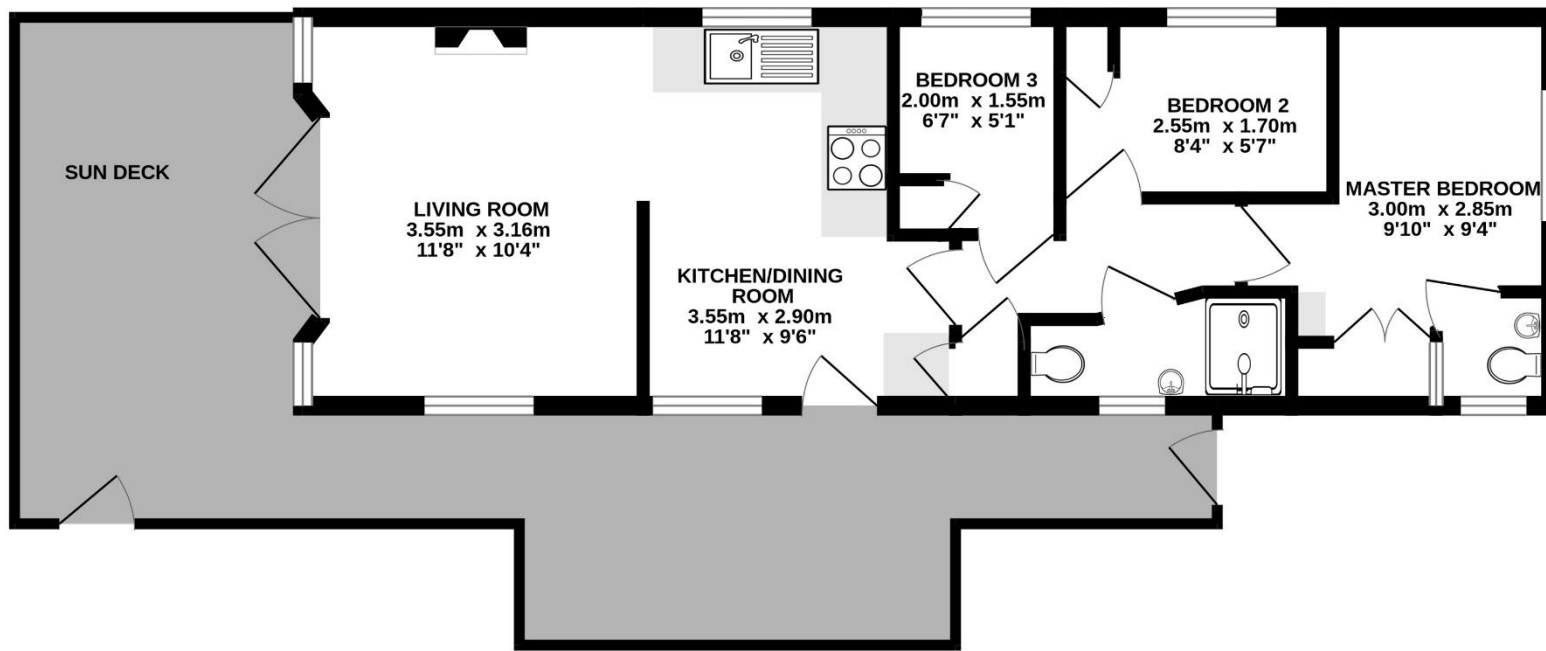
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Lakes. This particular property is situated on Mallard Lake and as such offers fantastic views. It is just moments from the facilities which include an impressive entertainment complex with children's play area, bar, and restaurant, indoor and outdoor heated pools, boating and fishing lakes, adventure golf, tennis court, multi-use games area, adventure playground, amusement arcade, shop, and much more! It is located on the edge of South Cerney which is an attractive village with a further shops and popular pubs and is within easy reach of the many beautiful walks and leisure facilities that the Cotswold Lakes have to offer.

VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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